

**SPECIAL MEETING**  
**AGENDA**

Wednesday, May 28, 2014     7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**OPENING**

**This meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.**

**DELIBERATION AND DECISION**

**CALENDAR NO. 4 -2014**, the application of Robert F. Maslan, Jr., Esq. and Maslan Associates PC on behalf of Dean C. & Ann K. Ravosa submitted on January 3, 2014 for an appeal under Section 1122, of the Darien Zoning Regulations, of the order, requirement, decision, and/or determination of the Zoning Enforcement Officer; in order to allow the existing landscape plantings and change in grade to remain. The property is situated on the south side of Royle Road approximately 725 feet west of the intersection with Mansfield Avenue and is shown on Assessor's Map #6 as Lot #46, being 19 Royle Road and located in an R-1/2 (residential) Zone.

The Public Hearing of this matter was opened on February 12, 2014 and immediately continued to March 12, 2014 at the applicant's request, recontinued on March 12, 2014 and April 23, 2014 at the applicant's request, conducted with testimony and concluded on May 14, 2014. After

closing the hearing on May 14, 2014 the ZBA subsequently deliberated and then determined to table this matter for further consideration at a Special Meeting tonight May 28, 2014. Seated ZBA members for this request are Vic Capellupo, Gary Greene, Chuck Deluca, Ruth Anne Ramsey, and Rich Wood.

### **OTHER BUSINESS**

1. Approval of Minutes of meeting on March 12, 2014. ZBA members attending this meeting were Chuck Deluca, Vic Capellupo, Gary Greene, Ruth Anne Ramsey, and Rich Wood.
2. Discussion of possible Special Executive Session prior to June 18 meeting with Assistant Town Attorney John Louizos regarding ZBA findings consistent with legal procedures and policies.
3. Discussion of possible recommendations for Regulation changes and review meeting with the P&Z Commission.
4. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.